



Ron Terry
Howard Fairbairn MHK
439 London Road
Croydon
CR0 3PF

11 August 2014

Dear Ron,

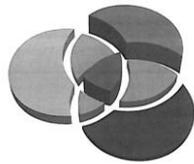
RE: 61 THE AVENUE, BECKENHAM

Thank you for instructing RGP to assess the suitability of the access arrangements to serve the proposed residential scheme at The Avenue, Beckenham. I understand that the proposals seek the demolition of the existing property at 61 The Avenue and the construction of 8 flats, accessed via an existing driveway and two new driveways from The Avenue.

Having reviewed the access arrangements it is apparent that the use of driveways, as proposed, is in accordance with the existing arrangement for the majority properties along this road, including the property currently on the site and the properties in the vicinity of the site. It is also apparent that, unlike many properties along this road, suitable space is provided on the site to allow vehicles to enter and depart in forward gear without having to reverse onto, or from, The Avenue. It is considered that the provision of two additional driveways, as shown, would not have any material operational or road safety implications.

Furthermore, due to the residential nature of The Avenue and the unmade nature of its surfacing, vehicle speeds along this road appear to be low. Based on this, it is apparent that suitable levels of visibility can be provided for drivers exiting each of the driveways and for drivers approaching the driveways on The Avenue, in accordance with relevant national design guidance. By trimming the vegetation along the site frontage, even greater levels of visibility would be attainable for drivers in this location.

Based on the above review it is considered that the proposed access arrangements are appropriate for this location from both an operational and road safety perspective.



Yours sincerely,

Julian Clement-Smith
RGP
Head Office